



For Office use only

Representor No.

Date Received.....

Date of Acknowledgement

Vale of Glamorgan Replacement Local Development Plan 2021-2036

CANDIDATE SITES REGISTER

Public Consultation Representation Form

The Council is seeking your views on the Replacement Local Development Plan (RLDP) **Deposit Plan**. The Deposit Plan is the next formal stage in the development plan preparation process and expands on the Preferred Strategy which the Council consulted on in December 2023 – February 2024.

The Deposit Plan is the full draft version of the RLDP, detailing the **overall strategy, development policies, land designations** (e.g. conservation) and **specific land allocations** for development (including new housing and employment sites) over the 15-year period 2021-2036.

The public consultation will run for 6 weeks between **Wednesday 28th January 2026 and Wednesday 11th March 2026**. Representations received after this time will not be considered.

Full details of the consultation are available on the Council's website at: www.valeofglamorgan.gov.uk/ldp or by scanning the QR code above.

The Council encourages representations on the Deposit Plan to be made via our **online consultation portal** available at <https://valeofglamorgan.oc2.uk/> however representations submitted using this form will also be accepted.

Representations are welcomed in both Welsh and English and this representation form is available in other formats on request e.g. Welsh, large print.

1: Contact Details

Your / Your Client's Details			Agent's Details (if relevant) *		
Title	Mr		Title		
Name	Michael Harris		Name		
Organisation (If applicable)			Organisation (If applicable)		
Address			Address		
Postcode			Postcode		
Email			Email		
Telephone No.			Telephone No.		
Communication preference: (Please tick)	Email	☒	Communication preference: (Please tick)	Email	☐
	Letter	☒		Letter	☐
Language preference: (Please tick)	English	☒	Language preference: (Please tick)	English	☐
	Welsh	☐		Welsh	☐

*If you are acting as an Agent, please also provide details of person/organisation you are representing (**Note:** you will need to supply a separate form for each person/organisation you are representing).

2: Your Views

QUESTION: CANDIDATE SITES REGISTER

Do you have any comments on the Candidate Sites Register? (If commenting on a specific site, please ensure that you include the site reference for the site to which your comments relate).

Agree/Support

☐

Disagree/Object

☒

Comment

☒

No Comment

☐

Comments:

This directly conflicts with PPW12's sustainable transport hierarchy, which requires development to be sustainable. It may be that if these active transport options were to be put in place so that new development can be sustainable.

2. Flood Risk and Sustainable Drainage

The site plan states that:

- The site must incorporate appropriate high quality sustainable drainage systems (SuDS). The fact that SuDS are stated as a requirement to supposedly solve any flood risk is in itself a contradiction.
 - No built development will be permitted within the central east-west corridor of the site. However, regarding the preliminary drainage strategy report for the Weycock Cross development:
 - a. The existing localised areas of flood risk from surface water and small watercourses is not identified.
 - b. The report follows the National Standards for Sustainable Drainage Systems 2025. This is a contradiction.
 - c. A 10% allowance for urban creep has been allowed, but mitigation measures such as SuDS are not identified.
 - d. The existing drainage systems for Nant Talwg Way were designed without any Climate Change considerations.
- It is well known that Dwr Cymru have many instances of raw sewage contaminating the environment. Conclusion: The culvert size running under the whole Nant Talwg is not identified and is a contradiction. **Appendix 3 of the Quad Consult report indicates that Nant Talwg brook and under the road is a contradiction. Another substantial concern is that historical and recent developments in the Vale of Glamorgan. Are VOG actually going to support a plan to build new houses that is extremely likely to be a contradiction.

3. Infrastructure Capacity – Schools and Health

School places: Additional capacity would be required and funded by developers. Local Health services: The Council is in dialogue with the health board due to anticipated additional demand. Dental services: There has been an acute shortage of National Health dentists in the area. The site cannot be accommodated within existing infrastructure, contrary to PPW12's requirements.

4. Green Wedge Loss and Landscape Harm

PPW12 requires strong justification for releasing Green Wedge land, including demonstrating that the release is necessary and that the release is in the public interest. The Green Wedge at Weycock Cross was then released as an alternative site but is not justified. In addition, the proposed development would not adhere to the Placemaking Principle. The positive, distinctive qualities (identity) of the green wedge abutting the ancient woodland. Instead, the proposed development would have a very significant impact on the character of the area.

5. Public Opposition & Democratic Concerns

The motion to remove Weycock Cross from the RLDP failed by a single vote (23–24). 15% of the electorate. In addition, the public 'consultation' process has been UNDEMOCRATIC because:

- a. Various people in the community directly facing the proposed site were NOT notified.
- b. The huge amount of official data and jargon from so many 'related' documents, repeated.
- c. The points raised in b, clearly demonstrate that people who are unable or choose not to participate.

PPW12 emphasises community involvement and the creation of places that reflect Local Character.

6. Community Safety & Antisocial Behaviour Risks

PPW requires developments to create safe, inclusive, well-overlooked environments that are safe and secure. The developer's Vision Statement proposes a network of green corridors, watercourse corridors, and unobserved or poorly overlooked spaces:

- isolated pedestrian routes
- lack of natural surveillance
- potential for unmanaged "leftover" land
- increased vulnerability to antisocial behaviour

Please attach additional pages if required.

IMPORTANT INFORMATION

Thank you for your comments. Following the consultation, the Council will consider the responses and prepare a report of consultation, which will form part of the evidence for the Replacement Local Development Plan.

Completed Representation Forms and any supporting information should be returned to the LDP Team:

BY EMAIL – ldp@valeofglamorgan.gov.uk

ONLINE – By completing the electronic form at <https://valeofglamorgan.oc2.uk/>

BY POST – Planning Policy Team, Vale of Glamorgan Council, Civic Offices, Holton Rd, Barry, CF63 4RU

If you require any further information or have any questions, please contact the LDP Team on 01446 704681 or e mail ldp@valeofglamorgan.gov.uk

Submissions are welcome in either Welsh or English and this representation form is available in other formats on request e.g. Welsh, large print.

How we will use your information

On 25th May 2018 the General Data Protection Regulation (GDPR) came into force, placing new restrictions on how organisations can hold and use your personal data and defining your rights with regard to that data. Any personal information disclosed to us will be processed in accordance with our Privacy Notice. A paper copy of the Council's Privacy Notice can be provided upon request or can be viewed at: https://www.valeofglamorgan.gov.uk/en/our_council/Website-Privacy-Notice.aspx

Data Protection Notice – Please note that all comments received cannot be treated as confidential and once duly reported and considered, will be available for public inspection. We will also hold your contact details on our Replacement LDP Consultation Database for the duration of the RLDP preparation process which will keep you informed of future updates. If you would like to be removed from the database at any time and no longer wish to receive correspondence from the Council on the RLDP, then this can be requested in writing. However, any information provided will be stored safely and retained in accordance with Vale of Glamorgan Council's data retention policy unless it needs to be retained under another lawful basis.

REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN

23:55 ON WEDNESDAY 11th MARCH 2026

REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED

Signed:



Date:

11/03/2026